PRICE REDUCED

OIRO £450,000

FOR SALE

The Crown Hotel

Eamont Bridge, Penrith, Cumbria, CA10 2BX

SUBSTANTIAL FREEHOLD LAND & BUILDINGS FOR REFURBISHMENT / REDEVELOPMENT WITH VACANT POSSESSION

WG
WALTON GOODLAND
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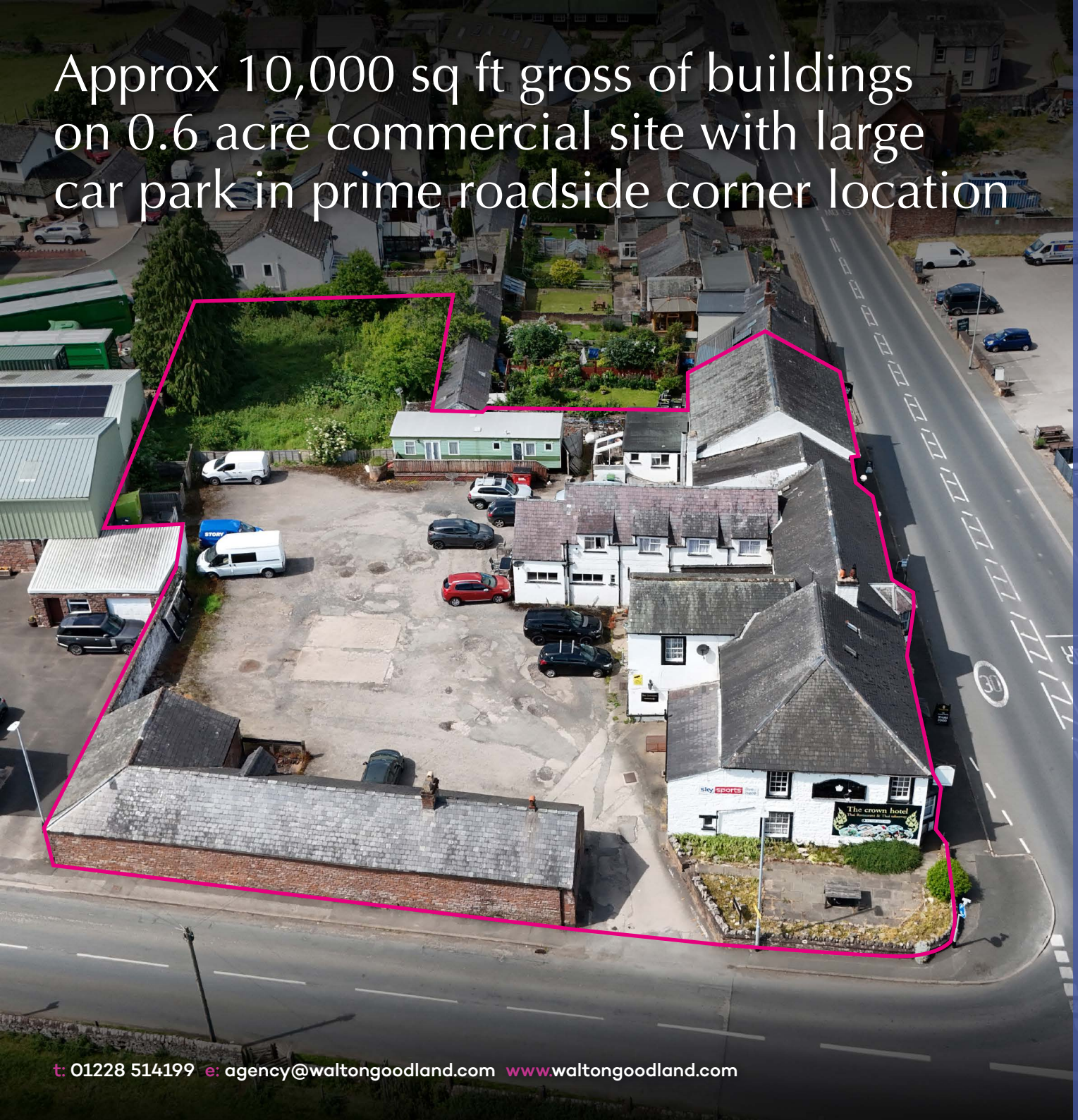
Approx 10,000 sq ft gross of buildings on 0.6 acre commercial site with large car park in prime roadside corner location



KEY HIGHLIGHTS

- Prominent freehold land and buildings
- Located at junction of A6 and B5320 (Pooley Bridge/Ullswater)
- 0.5 miles south of Kemplay Bank Roundabout A66; 1 mile from Jct 40 M6
- Edge of Lake District and close to entrance to Lowther Park and Castle
- Main A6 arterial route passes to front
- Penrith – 1.2 miles north and Centre Parcs – 3.5 miles east
- Currently restaurant/takeaway with letting rooms but to be sold with vacant possession
- Large corner plot opposite ancient monument
- Popular holiday parks nearby along with villages of Yanwath, Tirril and Askham
- Enclosed courtyard provides parking and expansion space
- Would suit alternative uses subject to any consents
- Excellent development potential due to its location and offering
- Extremely accessible to all major arterial routes within minutes

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LOCATION

The subject property occupies a large well known site at the junction of the main A6 arterial route and the B5320. The latter leads to the renowned Ullswater lake via the villages of Tirril and Pooley Bridge comprising numerous holiday lodge sites in the UNESCO Lake District National Park.

Eamont Bridge is a small linear village settlement straddling the A6 and River Eamont within minutes of the main Kemplay Bank roundabout and A66. From here access leads either straight into Penrith or to Junction 40 of the M6 approximately 0.5 miles west.

The area is an extremely popular tourist destination with the subject property within easy access/reach of Lowther Castle and holiday park, Askham, the Centre Parcs village at Whinfell Forest, Eden valley and the Lake District fells.

DESCRIPTION

The property comprises an existing Grade II listed 14 x bedroom hotel including owners accommodation, public bar, restaurant lounge and dining areas, kitchen, storage and multiple toilet facilities. Seven of the bedrooms are ensuite. There are two communal bathrooms with all bedrooms located at first floor.

There is a large courtyard at the rear providing integral parking for the property. A private garden area extends beyond and there is a single storey sandstone outbuilding. The latter fronts the B5320 adjacent to the courtyard entrance.

Overall the site extends to approximately 0.6 acres offering development potential for a variety of alternative uses, subject to planning.

ACCOMMODATION

The property comprises the following approximate Gross Internal Areas:

Bar, Restaurant, Lounge, Commercial Kitchen, Dining areas:

Ground Floor	428 m2	4,605 ft2

Bedrooms, Bathrooms and Flat:

First Floor	359 m2	3,862 ft2
Outbuilding:	112 m2	1,204 ft2
Total:	**922 m2**	**9,923 ft2**

There are numerous toilet facilities situated across the ground floor.

External: The property sits within approximately 0.6 acres with the external areas comprising a mix of tarmac and concrete hardstanding providing private parking and potential expansion space.

SERVICES

Mains water, gas, drainage and electricity are connected to the property. None of the services or associated plant has been tested. Interested parties are advised to make their own enquiries.

TENURE

The property will be sold freehold, as seen, with vacant possession.

PRICE

Offers in the region of **£450,000**.

OPPORTUNITY

The property provides a unique opportunity to acquire a substantial freehold building extending prominently along the A6. There is a regular flow of passing traffic and ease of access/convenience makes the site ideal for either a continuation of the existing food and beverage use or for alternative as well as mixed use development subject to any necessary planning consents being obtained.

PLANNING

Interested parties are advised to enquire of Westmorland & Furness Council on *www.westmorlandandfurness.gov.uk* or *0300 373 3300*.

BUSINESS RATES

The subject property is assessed for Business Rates and has a Rateable Value of £19,600. Interested parties should contact Westmorland & Furness Council on *www.westmorlandandfurness.gov.uk* for any further information.

VAT

All prices are quoted exclusive of and are liable to Vat. We understand Vat is payable in addition to the purchase price.

EPC

An EPC has been instructed.

VIEWINGS & CONTACT

Please refer all enquiries to:

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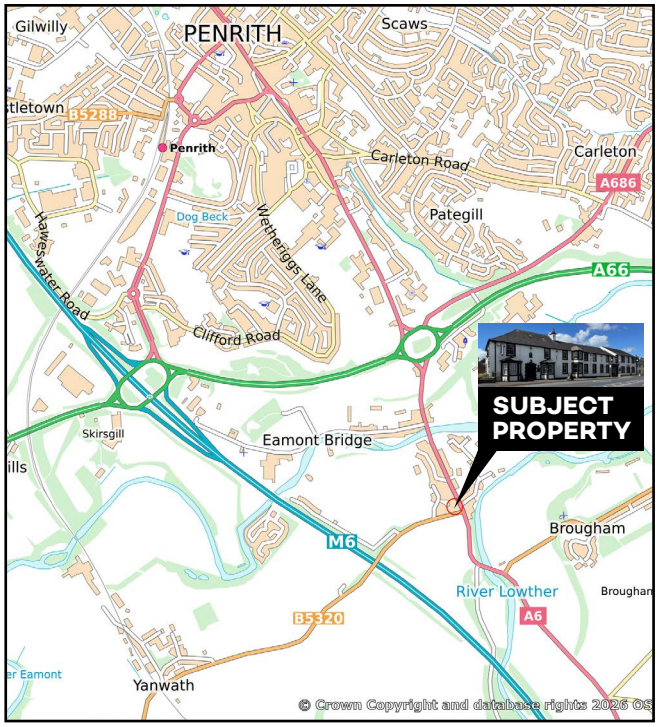
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